Mein & Jacksom Offer for Rent

Fifth Avenue Stores

717 5th Avenue Messanine and Basement Exceptionally high ceilings Elevator to the basement Store might be divided

An Entire Building

74 and 76 5th Av. with additional entrance at One West 13th Street 12 story fireproof building containing over 100,000 sq. ft. 100 per cent sprinklered

7 floors available Feb. 1st, 1921

An Entire Building

36 West 24th St. 10 story fireproof building 100 per cent sprinklered Size 75 x 98.9 3 elevators

6 floors available Feb. 1st, 1921 containing about 45,000 square feet

Phone Us at Vanderbilt 4520 501 Fifth Ave., Corner 42d St. Or Your Own Broker

FACTORY PROPERTY TO LET

FACTORY PROPERTY TO LET

LEASEHOLD FOR SALE

Plot of 20,000 square feet on Front Street, South of Brooklyn Bridge, with three story building, cement floor at street level, ceiling from 25 to 35 feet with big skylights, suitable for alteration. Exceptional opportunity for

Operator or Builder

Ideal for Ice Plant — Storage — Garage or Manufacturer. Rent \$15,000. Gross till 1938.

FOR PARTICULARS PHONE WRITE OR SEE

PHONE MURRAY 737 51 EAST 42'ST.

TO LET FOR BUSINESS PURPOSES

PENNSYLVANIA



17 Story Building, About 20,000 Feet Per Floor.

STORES LARGE OFFICES **ENTIRE FLOORS** REGENT REALTY CO., 31 WEST 42D ST.

To Lease

2,700 Square Feet For Executive Offices or Show Room

IMMEDIATE OCCUPANCY

Excellent location; exceptional light; very desirable space. Only a tenant of high standard and responsibility will be considered.

119 WEST 40TH STREET (8th Floor)

About 6,006 feet; suitable for studio, the manufacturing or storage; splendid that on three sides, with large skylight; blocks from Brooklyn Gridge and lark st. subway. Inquire of janitor, 100 mapple st., Brooklyn.

BUSINESS PROPERTY FOR RENT Sore to let; best location in the city; heart of manufacturing center; act suckly of 20 Jackson ave. Long leans City, on Queens Borough Bridge

BOROUGH OF MANHATTAN

FOUR EXCEPTIONAL OFFERS Around 110th St., near B'way.

Two 8-story fireproof apartments, each on 80x199; with 4 families on a floor; now renting for \$78,000, with 20 leases expiring October, 1920; will rent for \$99,000; can be bought with \$95,000 cash, subject to long term mortgages. Madison Ave., near 34th St. 16-story store, office and loft building, on one of the best corners near 34th Street, now renting for \$125,000, with 14 space expiring each year from this May on; can be bought at the right price with \$250,000 cash. Audubon Ave., Cor. 181st St.

Park Ave., near 79th St.

12-story corner fireproof apartment, on 4 lots, having 8 and 10 rooms on a floor, now renting for \$100.000, with 10 expirations this October; can be bought for \$335.000, with \$290,000 cash; elegant proposition for cooperative plan.

HENRY I. COOPER 200 Broadway. Tel. Cort 5283

DESIRABLE **INVESTMENTS**

On Broadway, below 14th Street.
12-story store and loft building.
RENTS \$40,000. PRICE \$300,000.
Free and clear. Terms to suit.
Vicinity of 18th Street-Fifth Avenue. 8-story store and loft building.
RENTS \$28,000. PRICE \$145,000.
CLEAR INCOME \$17,000.
Vicinity of 19th Street-Fifth Avenue. 12-story store and loft building.
RENTS \$71,000. PRICE \$565,000. Vicinity of 25th Street-Fifth Avenue, 11-story loft building, RENTS \$50,000. PRICE \$375,000.

We also have a large number of other business buildings in other localities, and will be pleased to send you a list on request.

H. T. WOOD, 220 Broadway

BUSINESS BUILDING

Uptown corner, prominent loca-tion. Subway express station corner. Four years' rent of two floors paid in advance will secure the property, with possession of about 12,000 sq. ft. of space. Price and terms on application.

BYRNE & BOWMAN 30 East 42nd St.

BROADWAY corner apartment, 10 stories 110x100, fireproof. Price terms res sonable. DuCret Company, 55 Liberty st.

BRYAN L. KENNELLY

SPECIAL SALES DAY

Next Tuesday, March 30th

At 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey St., N. Y. C. To Close Out the Holdings of the LOEWER REALTY CO.

MANHATTAN 2 BRADHURST AVE. Northeast Corner of 142d Street, stores, size 27.8x64.

327 EAST 43D ST.

684 11TH AVE.

141 EAST 17TH ST. Northeast Corner 49th St. story tenement, with stores; size Hamilton Fish Leasehold.

BROOKLYN 597 MYRTLE AVE. Northwest Corner Taaffe Place,

185 THROOP AVE. Southeast Corner Park Av. and 3 story tenements; size 25x100.

67 JAY STREET 530 WEST 50TH ST.

NEW JERSEY 449 PALISADE AVE. N. W. Cor. Griffith St., Jersey City

514 FOURTH ST. N. E. Cor. Madison St., Hoboken story tenement, with store; size 25x100.

330 River St., Hoboken.

QUEENS

146 BOULEVARD N. W. Cor. Wainwright Place, Rockaway Beach. 54 JAMAICA AVE. ASTORIA. tenement, with store; size

401-3 WINTHROP AVE. N.W. Cor. Steinway Av., Steinway

S. SIDE PAYNTAR AVE. 50 ft. west of Williams st., Long Island City. Vacant plot, 25x99.

BOROUGH OF MANHATTAN

40% ON NECESSARY

INVESTMENTS

Write for Illustrated Bookmap
156 Broadway, BRYAN L. KENNELLY, Tel. Cort 1547

REAL ESTATE AT AUCTAIN



NIGHT Apr. 15th

PUBLIC AUCTION

291 Flatbush Av. 529, 533, 537 Pacific St. 232, 234 Schermerhorn St.

408, 410 Gold St. 67 Cranberry St. 93 to 103 Nassau St. 250, 252 Greene Av. 224 49th St.

953, 955, 957 Putnam Av. 138, 140 Prospect Av. 310, 312 Graham Av. 17, 19 Montrose Av. 83, 85 Powers St.

41, 43, 45, 47 Johnson Av. 378 South 1st St. 379 South 4th St. 12th Av., near 86th St.

Parkside Av., nr. Bedford Av. FLATBUSH PLOT, 60x120.

Very easy terms. Most cases only 20% cash required. Monthly tenants

in most houses. Bookmaps mailed on application.

JERE JOHNSON, JR. CO., AUCTIONEERS, 193 Montague St., Brooklyn, Tel. 1238 Main.

MORTGAGE MONEY

Mortgage Money \$3,350,000

on choice centrally located Manhattan properties. (Assignments accepted)

Chas. F. Noyes Co. Tel. John 2000 92 William St.

TO LET FOR BUSINESS PURPOSES

NEW BUILDING

NEAR TH AVE, AND 42D ST. Office space or show rooms for large proporation. Any space from one to READY MAY 1ST Rest location in town, Wonderful light Building of the best type. Rent mod erate: long leases; renting rapidly Principals only, Room 906C, Brokav Building, New York.

East N. Y. av. and Wattins st.
Brick; 4-story and basement; corner;
25,000 square feet; convenient to R. R.;
good light; immediate possession; \$38,000.
DAVID JOYCE, 375 Fulton st., Brooklyn.

FACTORY PROPERTY TO LET FACTORY

for rent, 3-story brick factory, located on
Passaic Ave., Harrison, N. J., from May I,
1920; floor space 5,709 sq. ft., 12-ft. celllings; will carry machinery; heat furnished; will lease with privilege of purchase, if desired. Standard Wire Co.,
Harrison, N. J.

FACTORY PROPERTY FOR SALE

25,000

SQUARE FEET

Modern, concrete building; Pennsylvania siding; every improvement; one-third less than replacement value; early possession.

FEIST & FEIST
738 Broad St., Newark, N. J.

NEW JERSEY

DO not be a subject to your landlord with the high rent in a congested city when you can enjoy life in a progressive and healthy city within 15 or 25 minutes from the shopping district of New York. Make your home in Passaic, N. J., or Rutherford, N. J., where you can get one or two-family houses within your means. See Philip Richmond

625 Main Avenue Passaic, N. J. Phone 1982 SUBURBAN REAL ESTATE All Descriptions

GEO. M. GLEASON

bet. Lexington and Park avs. 5 Story, 25x100. Possession May 1, 1920.

569 Fifth Ave.

Your Chance to Buy Private Dwellings

Harris, Vought & Co.,

at reasonable prices Choice locations near Central Park West 82d Street 87th "

89th " 91st "

I. H. POLLACK, 51 East 42d Street

FOR SALE CHEAP 25 foot Building IN LOWER 80's Suitable for Alterations Excellent Rear Light

Harris, Vought & Co., Successors to Harris & Vaughn, 569 Fifth Ave. Telephone Vanderbilt-31.

Two Adjoining Private Houses for Sale

West 86 St. Near Broadway West 91 St. Near Centra Park West Prices Very Reasonable.

I. B. POLLACK, 51 East 42d St Phone 2072—Murray Hill, or Your Broker,

WHY PAY RENT

A charming modern home just off Fifth Avenue on north side of most desirable block—can be purchused 25% less than 3 years ago:—Interest on entire investment 50% less than market rental. Better inspect it TO-DAY. Owner moving away. Possession to suif. Plans at our office. S. Osgood Pell & Co., Tel. 5610 Vander'lt.

All the Better Homes and Apartments for Sale or Rent

Above 42d Street To lease at \$20,000, cond floor show wind

8000 FT. ON 5TH AVE

CLARK T. CHAMBERS

HOUSE—12 rooms; steam heat; hardwood floors; all improvements; built about ter cears; ground 125x256; fine trees; 45 min-ties from New York; \$15,000. Room 1801. 5 Maiden Lane. Telephone Cortland 7871. PHILADELPHIA

PHILADELPHIA REAL ESTATE

A very desirable Chestnut Street location, 70 feet front. SAMUEL C. ADAMS 1418 Walnut Street

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Vicinity Broadway-135th Street, Apartment house, 4 and 5 rooms, RENTS \$14,200. PRICE \$70,000. Terms arranged.

Vicinity Broadway-161st Street, Apartment house, 4 and 5 rooms, RENTS \$9,500. PRICE \$54,000. Easy terms.

Vicinity Broadway-181st Street, Apartment house, 4 and 5 rooms, RENTS \$13,500. PRICE \$80,000. Vicinity Broadway-181st Street, Apartment house, 6 stores, 3 and 4 room apartment house, 6 stores, 840,000. PRICE \$250,000. Vicinity Broadway-110th Street, FIIty-foot 5-story apartment house, 6 to 8 room apartments, RENTS \$45,000. Vicinity Broadway-110th Street, 6 to 8 room apartments, RENTS \$33,000. LOW; WILL BE \$45,000. October, PRICE \$200,000. Vicinity Broadway-115th Street, 75-foot 6-story elevator apartment house, RENTS \$30,000. LOW; WILL BE \$25,000. UNIT BE \$25,000.

H. T. WOOD, 220 Broadway

Gentlemen's Country Estate IN THE BERKSHIRES FOR SALE 59th St. Building

GENTLEMAN'S country bome for sale; only 4 miles from the city of Newburgh; fin large doubte house, 15 rooms, 2 large plazas becufful shade trees, good barn and car riage house, with 45 acres of land; posses ston May 1st. Address owner, J. W. BARNES, 99 Water St., Newburgh, N. Y.

Very Desirable All Year Houses at Brightwaters, Bay Shore, L. I. Finely located near Country Club. Offered for account of non-resident owners. \$10,000 (To close Estate). Fronting Yacht Harbor. 7 rooms, bath, stucce, hot water beat: two-car garage. \$14,500 Nine-room cottage, steam heat. 2-car garage, on half acre beautifully landscaped piol, large garden, chicken house.

\$25,000 Acre piol, lake front, 3 baths, hot water heat; large house and cottage with living quarters, and grounds.

Rent, 2-year term, stucco cottage, 8 rooms, 3 tiled baths; garage; hot water heat; partly furnished. Rent \$1,500 year. House shown only on special appointment. Henry W. ACRERSON, I West 34th St. FOR RENT SEASON 1220—BUNGALOW on mountainside overlooking Hudson. 8 minutes' walk to station. Fine neighborhood. West Shore. 37 miles from New York. 4 rooms and bath. Fine artesian well. Sanitary toflet. Simply furnished. Price \$450 M. S. T. WERNER, 43 East 19th St., New York City.

7TH STREET. 1 WEST-Lerge hand-somely furnished studio, bedroom and sath. Free cooking by hotel chefs; also letric klitchenette. Large private roof arden, wonderful views. Swimming pool a building. Suite 1620, Hotel des Artistes. el. 4204 Columbus.

DESIRABLE APARTMENT 254 West 84th St. rooms and bath, improvements, posser on April 1st. Supt. on premises.

NEW YORK STATE

UNFURNISHED APARTMENTS TO LET UNFURNISHED APARTMENTS TO LET

Hotel Peter Stupbesant

Central Park West at 86th St.

JUST COMPLETED

Suites of one room to as many as re-

quired. Furnished or unfurnished.

Restaurant a la Carte WM. F. INGOLD, Manager.

Very Desirable All Year Houses

HENRY W. ACKERSON, 1 West 34th St.

(After April 3d-No. 26 Court St., Bklyn.).

BOROUGH OF QUEENS

bayside

n the north shore of Long Island, 22 ninutes by express from Penn. Station; very comfortable house, standing on a dot 75×100, with garage, overlooking sater, with water rights, containing 10 norms and 2 baths, steam heat, oak loors on 2 floors, fireplace, asbestos roof.

This is a proposition which cannot be supplicated for less than \$22,000, and the price is only \$16,560.

No. 21, 75×109, 8 rooms, bath and extra toilet, hot water heat, secluded but not isolated. Worth \$20,009; price \$15,000.

No. 23. Plot 40x100, garage, 7 rooms, bath, steam heat, fireplace; modern in every particular; price \$11,000.
No. 14. Plot 374x100; 6 rooms, bath; furnace heat; very convenient to station and stores. Price \$9,590.
No. 13. Hollow tile and stucco dwelling standing on plot 60x100, containing seven rooms, bath, hot water heat, fireplace; Spanish tile roof, three porches; easily worth \$20,000. Price \$16,000.
Rossession May 1 on any of the above houses

J. WILSON DAYTON, BAYSIDE, N. Y. TELEPHONE BAYSIDE 641.

BERKSHIRE HILLS. A bargain: Modern eight room house and bath, barn, garage, large porch, electricity; eighty-three-miles New York; one-half mite station; one acre plor; fruit, lawn; easy terms, at pre-war price. Address M. B. LANE, Wassale, New York.

FURNISHED HOUSES TO LET

FOR RENT, COMPLETELY FURNISHED, modern dwelling, newly decorated, six bedrooms, 3 baths, 2 reception halls; 3-car garage, with 3 rooms and bath; spicious grounds. Season June 15 to Sept. 15, 31,200. MRS. M. A. PEFFER, 28 Badeau Ave., Summit, N. J. Tel. Summit 257-R.

FAMILY going away for summer will rent May 1st to October 1st to private family, 7-room, furnished house and garage. Dostrable location, convenient commutation to city. References. B., Box 794, Tribune Office.

TO LET FOR BUSINESS PURPOSES

OFFICES and loft space, to let at 176 Greenwich st., between Cortlandt and Dey sts. GEO, COBB.

REAL ESTATE AT AUCTION

JERE JOHNSON JR. CO.—Real estate auctioneer, 193 Montague st., Brooklyn. Telephone Main 1238.

CITY REAL ESTATE

HESS Business Property

On the Edge of the Bluff ACROSS 42nd St. FERRY

light colored brick and limestone light colored brick and limestone; most substantial and modern in the neighborhood, which is high class; interior, selected oak and mahog-any; 8 bedrooms, 2 baths, every im-provement: large plot of ground; garage; only 30 minutes from Times Square to house. For photographs and details see

Wood, Dolson Company, Inc. 80th St. and Broadway.

IN GREENACRES SECTION HARTSDALE, N. Y.

in. five master bearing and this, three servants' rooms and ath, electric light, gas, hardwood bors, large porches, beautiful trees, lea 90x150. Conveniently located. GEORGE E. DOOLAN Realty Bldg., White Plains, Telephone 589.

COMPLETELY furnished cottages on S Lawrence River, just across from Canada; near Clayton; rents for season, \$29 to \$7700; full particulars on application would sell or exchange for city property B. H. NORTON, P. O. Box 775, Syracus N. Y.

A DIRONDACKS

For sale or to lease for season of 1920, the well known Brant Lake Fishing Club property, consisting of commodious house, containing dining, reception and sitting rooms, kitchen and 22 bedrooms, besides servants' rooms and bathrooms; all completely furnished; garage; boathouse and landing and 25 acres of land; most charmingly situated on Brant Lake, two hours from Saratoga, via D. and H. R. R.; the premises are supplied with absolutely pure water from its own spring, admirably adapted for camp or high class boarders, MACLAY & DAVIES, 9-11 Maiden Lane. HUDSON VALLEY FARMS.—Large list. Small grist mill. It will pay to investigate. WILLIAM WAIT, Peekskill, N. T.

LONG ISLAND

NORTH SHORE HOMES, BUILDING PLOTS ACREAGE & ESTATES ALL PRICES



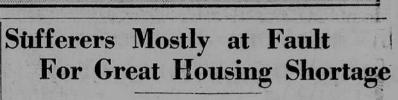
220 B'way, New York City. Cort. 3263 Or Jackson Ave. and Little Neck Rd. Little Neck, L. I. Bayside 886.

52,500 CASH

Easy housekesping in our new 7room house with tiled bath, steam
heat, open fireplace, stucco finish,
slate roof, large porch and grounds.
On broad, shaded street in fine
restricted park, 25 minutes out.
Price \$15,500. Balance on terms
no greater than your present rent.
LAURELTON SALES COMPANY, INC.
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\$2,500 CASH

PORT WASHINGTON, OVERLOOKING Bay, near Beach.—Artistic new Dutch Celonial House for sale, finely bullt, all improvements, including three tiled baths and garage. Price \$21,000. No agents. BIRD, 141 East 16th st. Stuy. 4497.



Lack of Support for Realty Securities Holds Back **Building, Which Cannot Be Relieved Until Lend**ing Becomes More General, Is Opinion of Expert

INDEPENDENT SUBWAY LOOP proposed by the

THIRTY-FOURTH STREET BOARD OF TRADE INC.

346,656,954 Passengers In and Out of This Area Lach Year:

Mayor Hylan's campaign for a

for this situation are the very ones who are now suffering from the lack of housing.

Their fault is that, as part of the investing public, they have neglected real estate securities as an investment. Money is necessary for building, and when the demand for building is greater than the supply of money available for investment in real estate securities, then building is held back. The investor, however, has been helpless, for our financial system that has provided the funds which has made possible the development of our vast network of railroads, our great public utilities, street railways, interurbans, electric and gas plants, and our industries, which have been the very foundation of our national prosperity, has not provided the funds for the development of building.

Dependent on Individual Loans

Until recent years real estate development was entirely dependent on the individual who loaned on the smaller of morty gags. The large estates, which for many years have appreciated the complete safety of this form of investment; the savings banks, which MODERN, seven-reom stucce house, built by day labor: every modern improvement; plot 40x100. Option will be given on three adjoining lots. Purchaser may use these lots for garden purposes free of charge. Price, 58,500.

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HOMES WITHIN THE HOUR

32 Nassau Street.

John 6024.

By FRANK BAILEY,
President Realty Associates Investment Corporation
Mayor Hylan's campaign for a act as the custodians of the savings of the people, and the large life insurance companies, which have found mortgages the most stable of investments; and, in more recent years, the

Mayor Hylan's campaign for a \$100,000,000 building fund to relieve the existing housing famine and the buildings has increased, necestable, \$3,800; possession August or September. G. O. Redington, 27 Cedar st. John 5833.

CALVIN APARTMENTS, 249 West 80th with or without Ritchenette; naw building elevator service. Agent on premises Tel. Schuyler 2047.

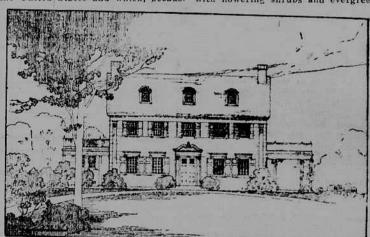
LONG ISLAND

WATER FRONT
Three acres; sandy beach; bathing and fishing; house, all improvements, garage; termis courts; country homes for sale and rent. J. L. Birdant, Glen Cove, La. L.

Modern House To Be Built By Western Lumbermen

AT WOODMERE, L. I. for rent during summer months, new residence, 11 rooms sleeping porch, 3 baths; 3 extra layatories; large corner plot; possession early in May; fine suburban location, only This model house, designed by Walter Bradnee Kirby for the West Coast ter Bradnee Kirby for the West Coast Lumbermen's Association, will be on exhibition in the landscape section of the "Own Your Home" Exposition in the Grand Central Palace, May 1 to 8. It will be built entirely of lumber from the forests of the Pacific Northwest, which contain the finest and largest growth of commercial timber in the world.

From Oregon and Washington come the Douglas fir and Sitka spruce, the latter of which at the present time composes 20 per cent of the lumber of the United States and which, because 25 minutes from Penn Terminal, M. MORGENTHAU JR. CO. 208 Broadway Cort. 3966



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A Country Place along the Sound in Connecticut or West-chester County within forty miles of New York—6 to 25 acres on shore or inland. Will pay from \$100,000 to \$500,000 for the right place; will give quick reply. State full particulars, show photographs if possible. Address

DORLAND AGENCY, BOX N 9 EAST 40TH ST.

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ARTIST desires to lease house in Westchester or Long Island near bathing beach, within hour's ride to city; requires 8 to 10 rooms, 2 baths, and yard big enough to erect portable studio. Reply, giving full particulars, to C., Box 114, Tribune Office.

WE ARE badly in need of eight-family or larger Bronx apartment houses, also dwelling houses; we specialize in Bronx buyers and Bronx property only. Won't you please write us regarding your property for sale? We shall appreciate your kind-ness immensely. Please don't telephone, but write immediately.

F. L. ARONDS, 535 Tremont Ave., Bronx.

REAL ESTATE WANTED FOR SALE OR RENT.
Country Residences, Fine Estates
Gentlemen's Farms. Choice Acrea
GEORGE B CORSA, 10 East Forty-third Street.

WANTED, 10 families with \$6,000 each co-cperate in controlling an apartificationse, West 123d at., near Broadway; rooms; rent about \$600; quick action necessary. Please write for particulars. A. H. FRIESSNER, 277 Broadway, New York City.

OWNERS SHOULD SEND FULL PARTIC-ULARS OF PROPERTY FOR SALE FOR QUICK RESULTS TO M. MOBGENTHAU, JR. CO., 206 BROADWAY, CORT. 2066. SUBURBAN

100 COUNTRY HOMES

Value from \$7,500 to \$200,000 Principals only need answer I. B. WAKEMAN 156 Broadway. Phone Cortlands 778.

100 HOME SEEKERS All Within 50 Miles